



224 2ND ST

Request for a conditional use permit approval for
a Private School.

**Planning Board Revised Final
Submittal**

April 26, 2019

**Shulman +
Associates**

Architecture Interior Design Urban Design Graphic Design • 100 NE 38 Street Miami, FL 33137 305 438 0609 shulman-design.com AA 26001090

G-1.01 ZONING DATA AND DRAWING LIST

Item #	Zoning Information			
1	Address:	224 2nd Street		
2	Board and file numbers:	PB19-0259		
3	Folio number(s):	02-4203-003-1250		
4	Year constructed:	1925	Zoning District:	CPS-1
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD	4.83' NGVD
6	Adjusted grade (Flood+Grade/2):	6.415' NGVD	Lot Area:	6,500 SF
7	Lot width:	50'	Lot Depth:	130'
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A
9	Existing use:	Office & Residential	Proposed use:	Private School

		Maximum	Existing	Proposed	Deficiencies
10	Height	40'	27'-0"	31'-9 3/4"	
11	Number of Stories	4	2	3	
12	FAR: 1.0	6,500 sf	5,189 sf	Proposed 6,500 sf	
13	Gross Square Footage	N/A	5,189 sf	Proposed 6,569 sf	
14	Floor Area by use	N/A	Office-3,051 sf Residential-2,138 sf	Private School - 6,569 sf	
15	Number of Units Residential	N/A	4	0	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
29	Front Setback (Washington Ave):	0'	3'-7" EXISTING	3'-7"	
30	Side Setback (2nd Street):	0'	0'-9" EXISTING	0'-9"	
31	Side Setback (South):	0'	0'-0" EXISTING	0'	
33	Rear Setback (East):	5'	2'-1" EXISTING	2'-1" (1st and 2nd floor), 5'-0" (3rd floor)	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 1				
40	Total # of parking spaces:	1	0	0*	*Required parking will be satisfied with payment into the city's parking fee-in-lieu program
49	Off-Street Loading Spaces	1	0	0*	*Required loading will be provided in accordance with the HPB waiver approval. See HPB17-0122 Final Order.
50	Bicycle Racks	4	0	8	

56	Located within a Local Historic District?	Yes
57	Is this a contributing building?	Yes

* Parking not required for accessory service spaces

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format

DRAWING LIST

Cover

Survey

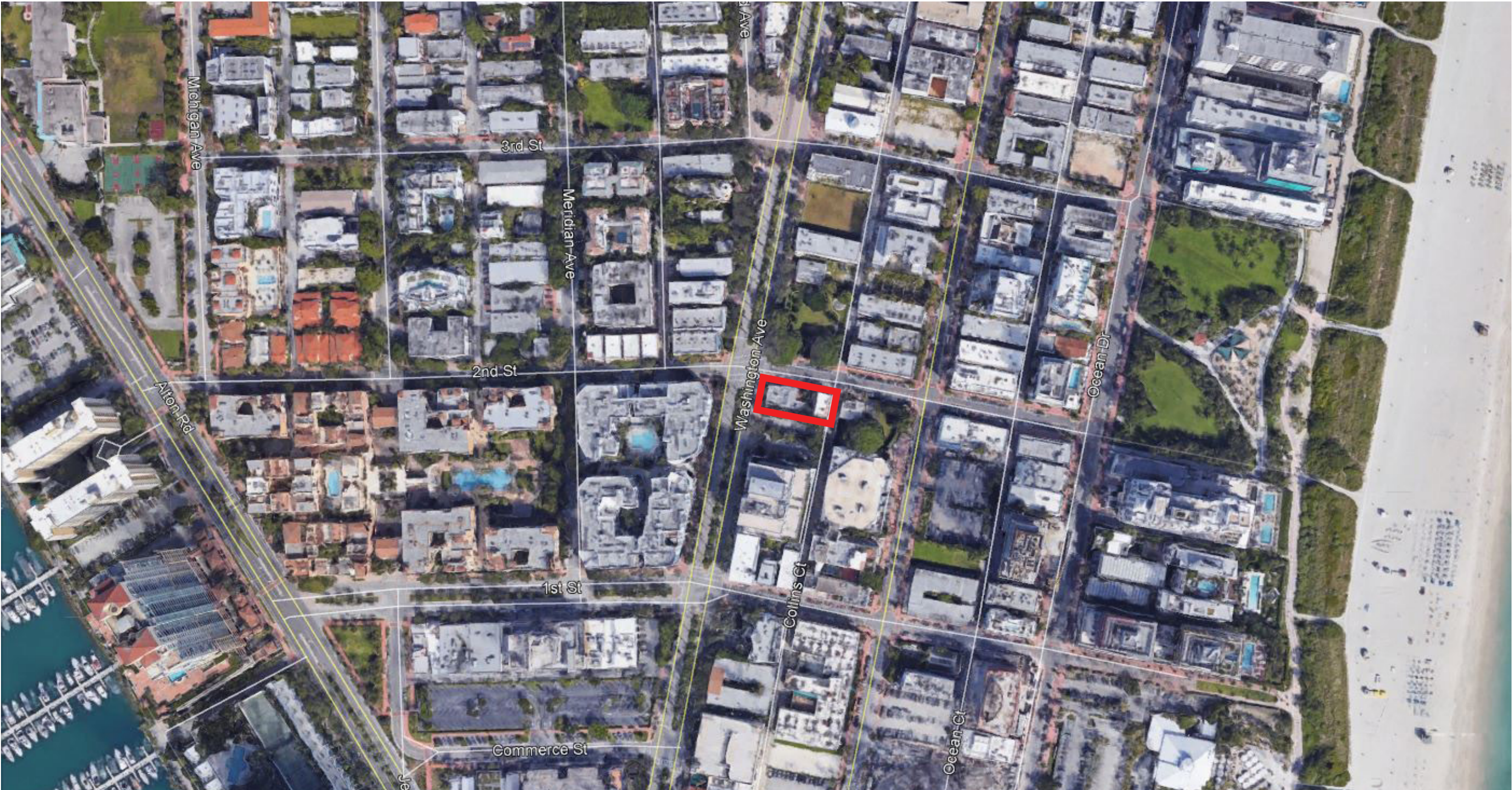
- G-1.01 Zoning Data and Drawing list
- G-1.02 Location Plan
- G-1.03 Zoning and Historic District Map
- G-1.04 Existing Site Plan
- G-1.05 Proposed Site Plan
- G-1.06 Proposed Mobility Plan
- G-1.08 Additional Areas Diagram
- G-1.08-09 Existing Site Images
- G-1.10-11 Existing Interior Images
- G-1.12-18 Existing Context Photos

- AB-1.00 Existing Ground Floor Plan
- AB-1.01 Existing Second Floor Plan
- AB-1.01 Existing Roof Plan
- AB-2.01 Existing North and South Elevations
- AB-2.02 Existing East and West Elevations

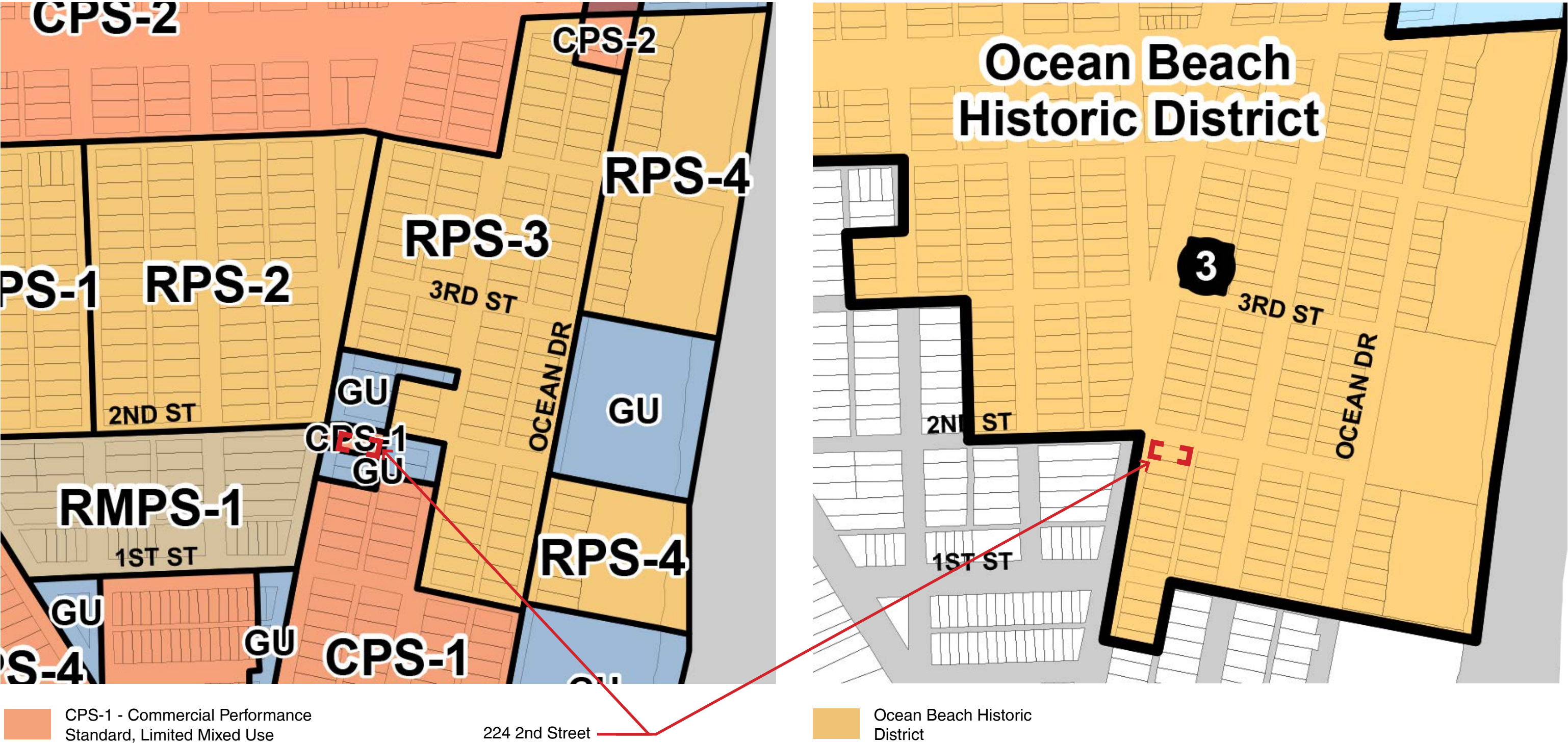
- A-1.00 Proposed Ground Floor Plan
- A-1.01 Proposed Second Floor Plan
- A-1.02 Proposed Third Floor Plan
- A-1.03 Proposed Roof Plan
- A-2.01 Proposed North and South Elevations
- A-2.02 Proposed East and West Elevations

- A-4.00 Perspective View South East

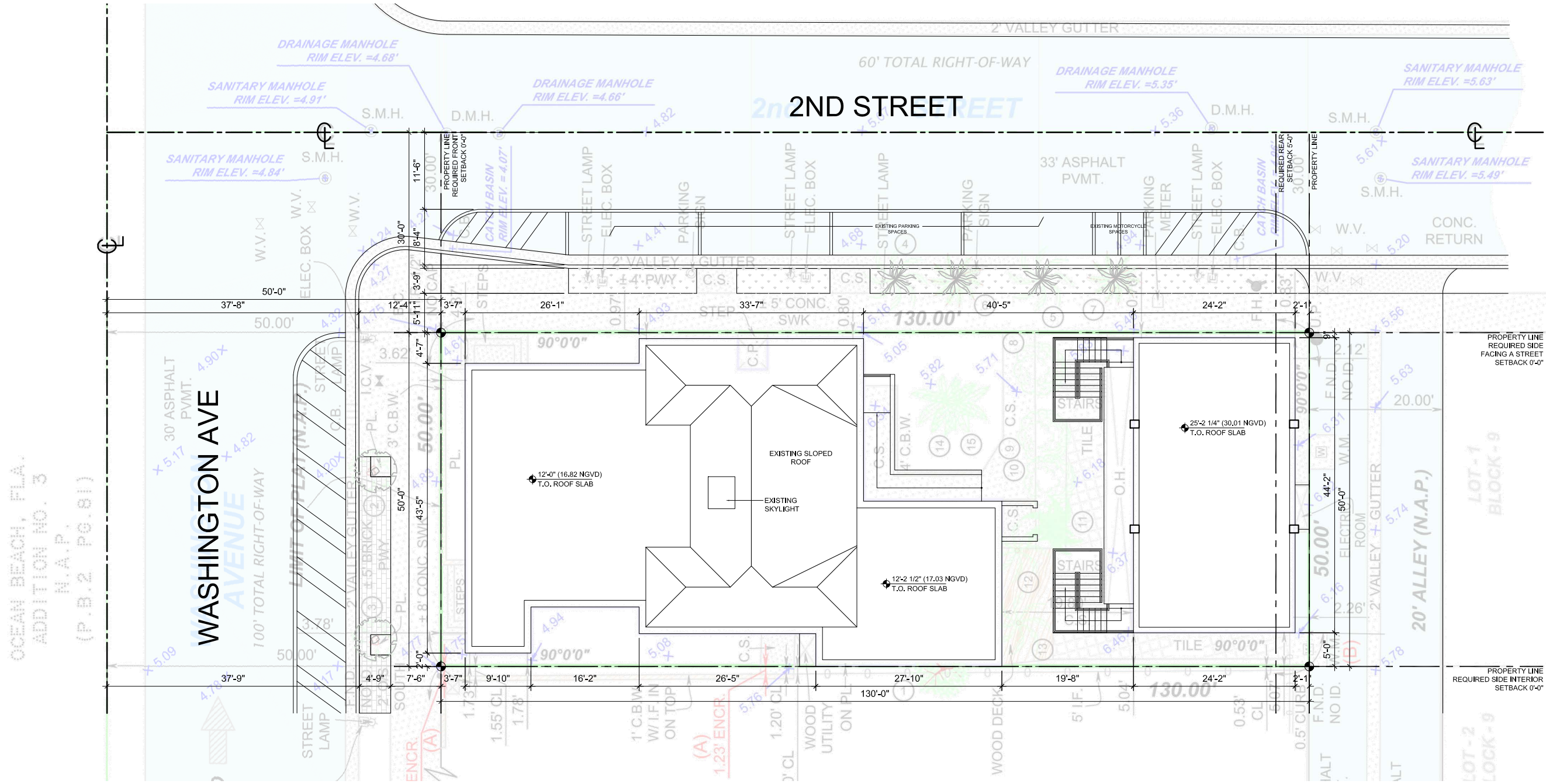
G-1.02 LOCATION MAP



G-1.03 ZONING AND HISTORIC DISTRICT MAP



G-1.04 EXISTING SITE PLAN

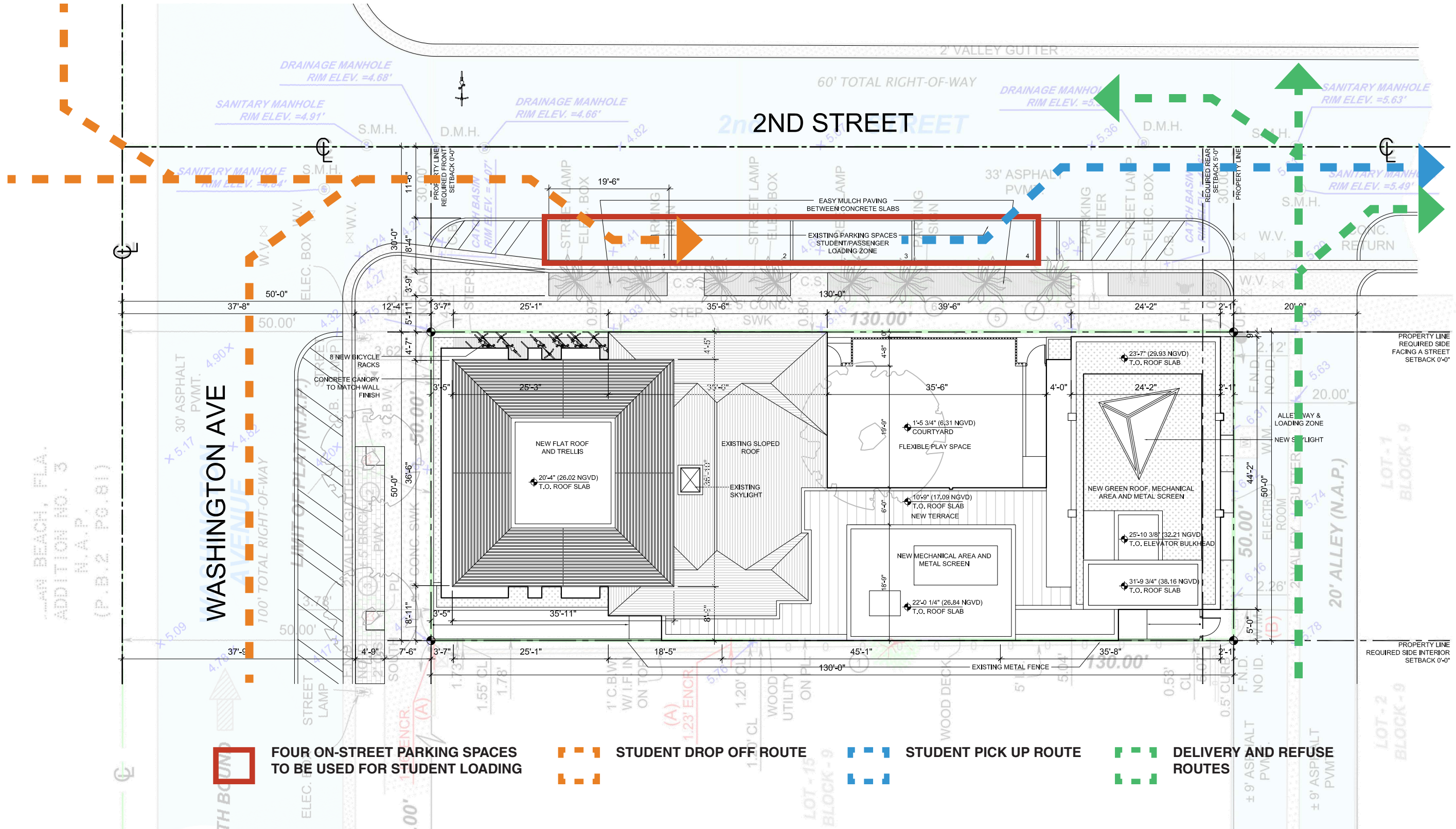


Shulman + Associates

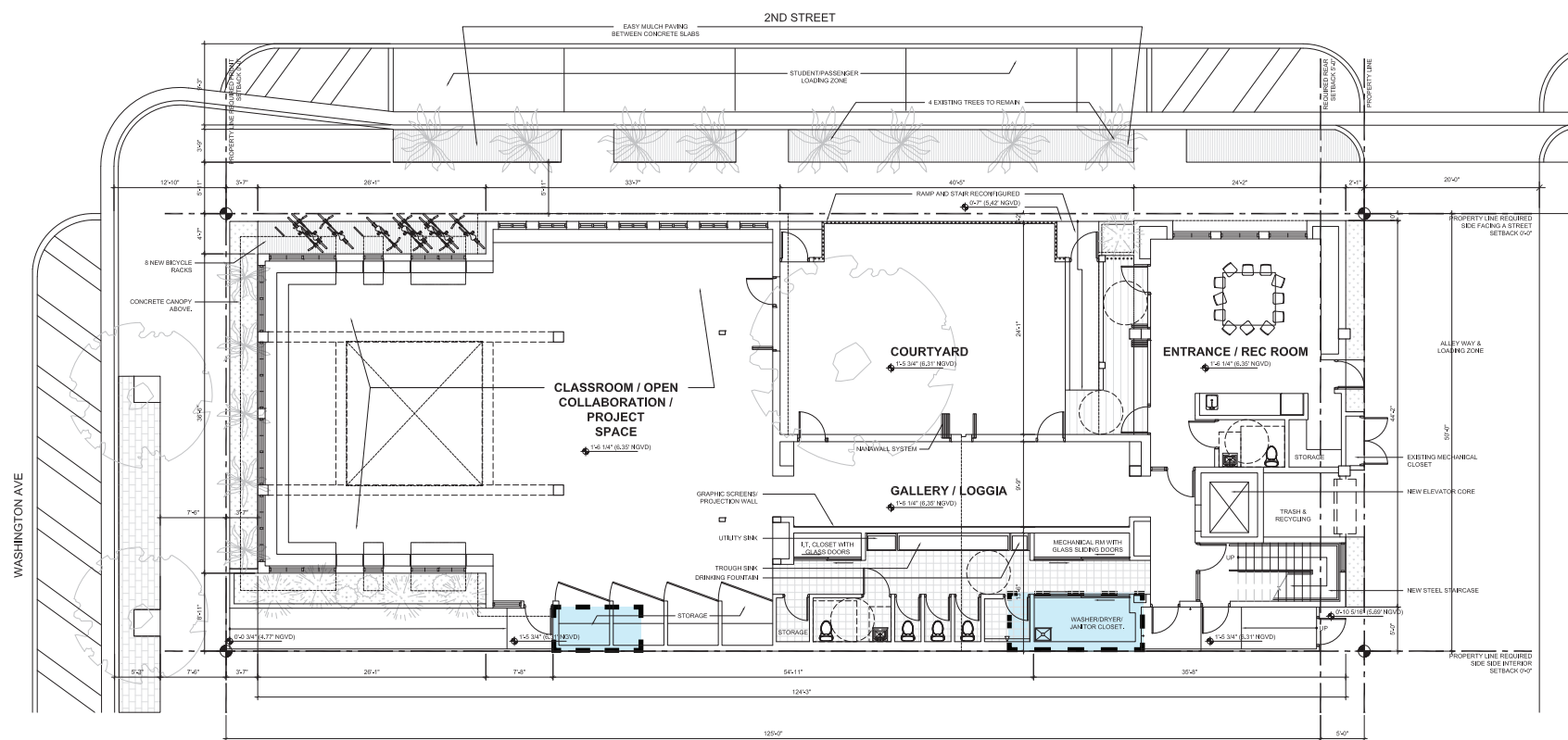


SCALE: 1/16" = 1'-0"

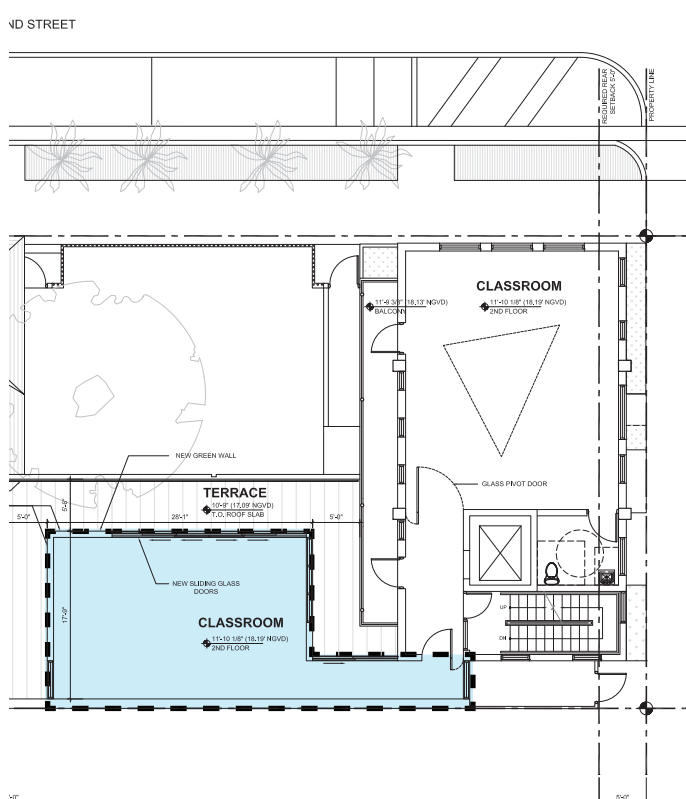
G-1.06 MOBILITY PLAN



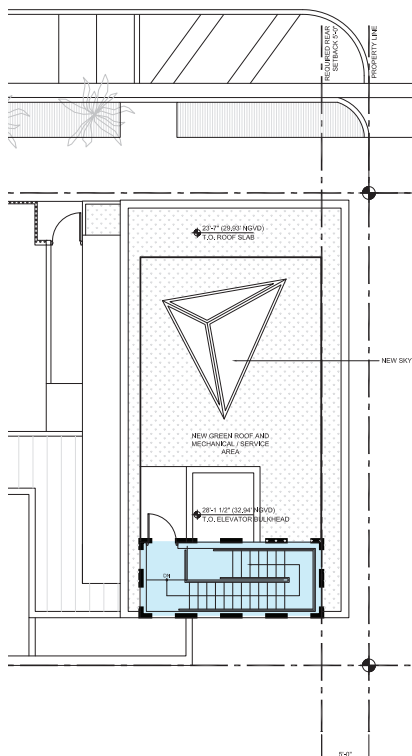
G-1.07 ADDITIONAL AREAS DIAGRAM



PROPOSED GROUND FLOOR - 113 SF



PROPOSED SECOND FLOOR - 624 SF

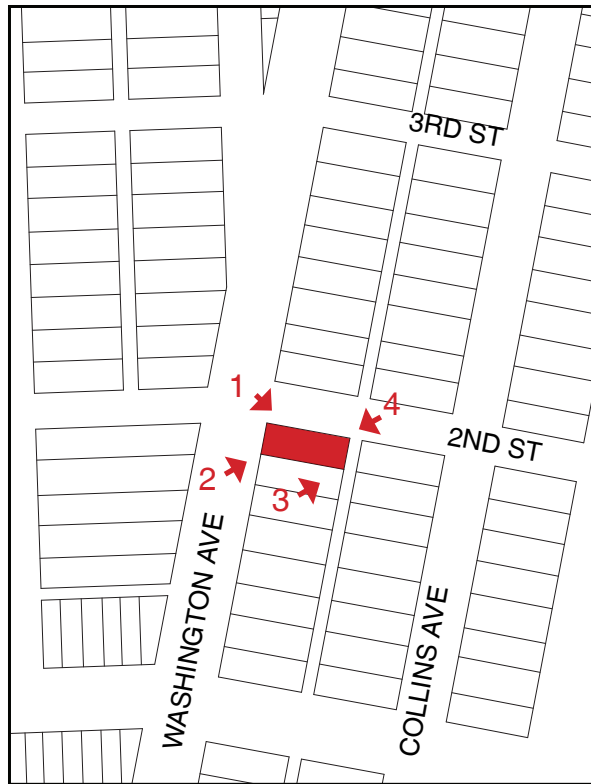


PROPOSED THIRD FLOOR - 171 SF



TOTAL AREA TO BE ADDED
908 SF

G-1.08 EXISTING SITE IMAGES



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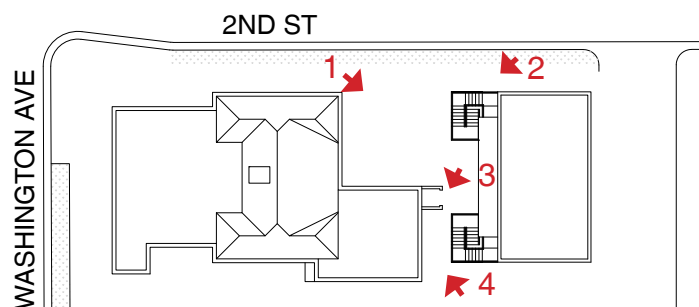


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G-1.09 EXISTING SITE IMAGES



PHOTOS TAKEN FEBRUARY 5, 2019



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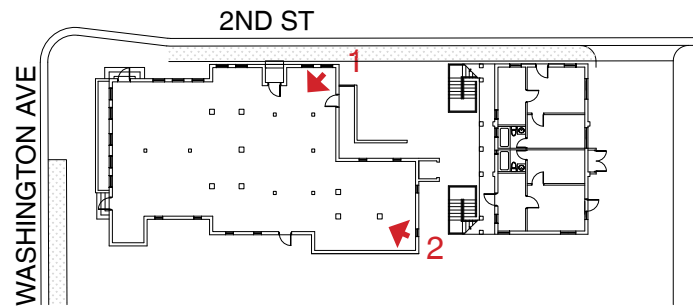


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G-1.10 EXISTING INTERIOR IMAGES



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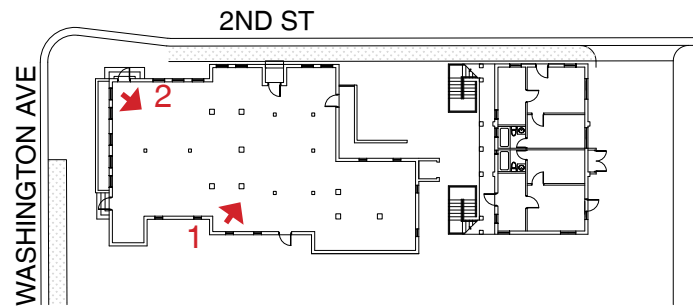


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G-1.11 EXISTING INTERIOR IMAGES



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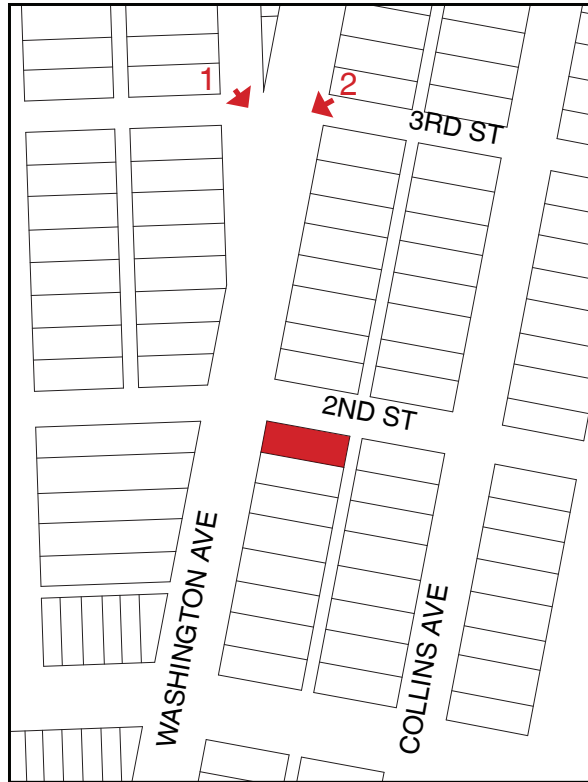


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G-1.12 EXISTING CONTEXT IMAGES



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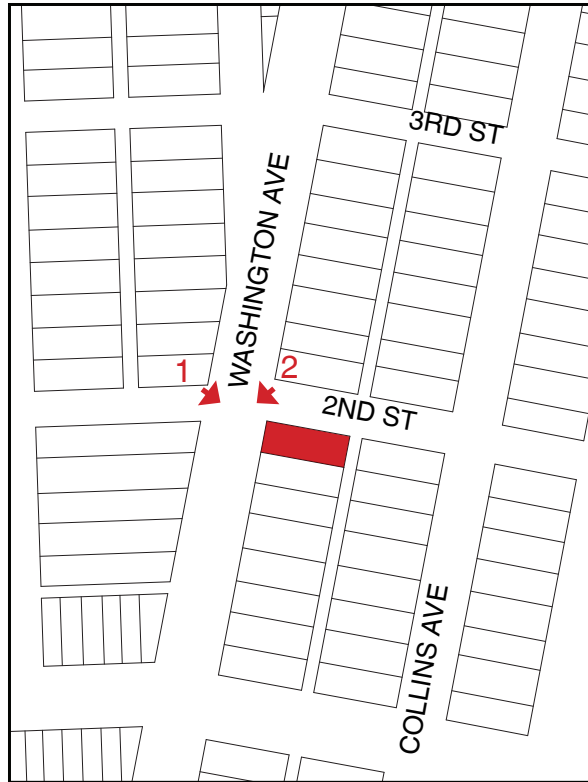


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G-1.13 EXISTING CONTEXT IMAGES



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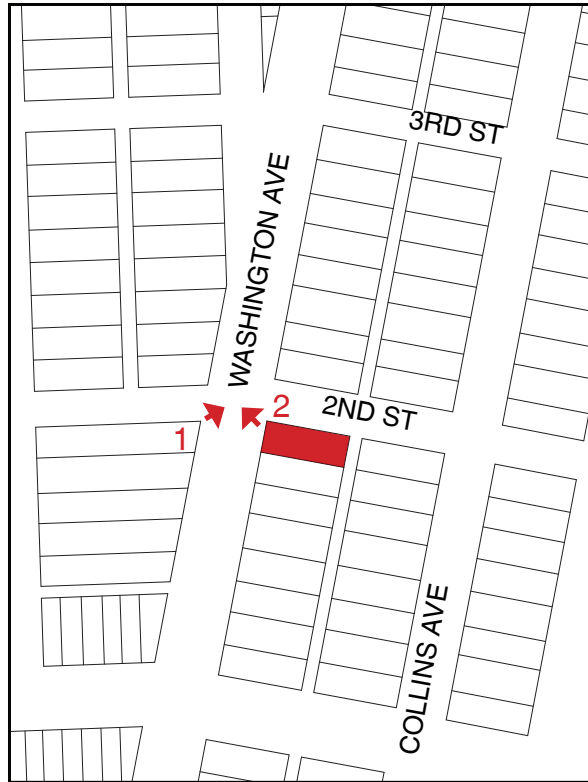


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G-1.14 EXISTING CONTEXT IMAGES



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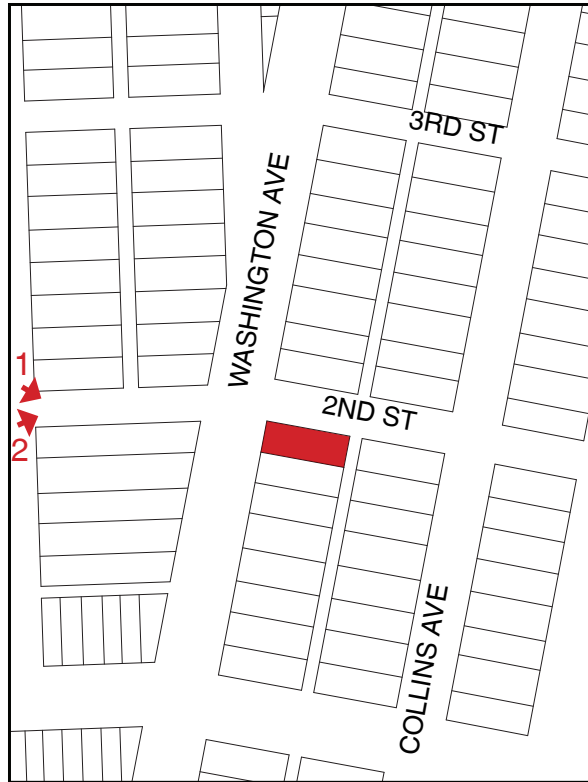


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G-1.15 EXISTING CONTEXT IMAGES



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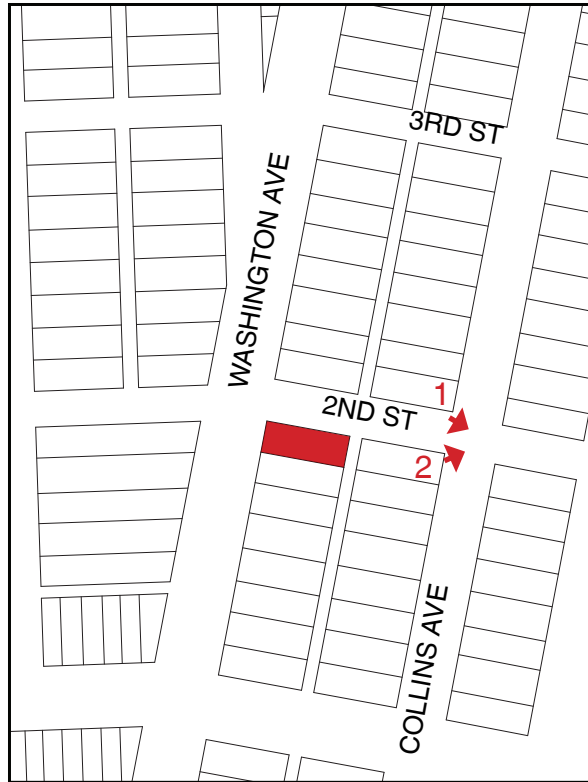


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G-1.16 EXISTING CONTEXT IMAGES



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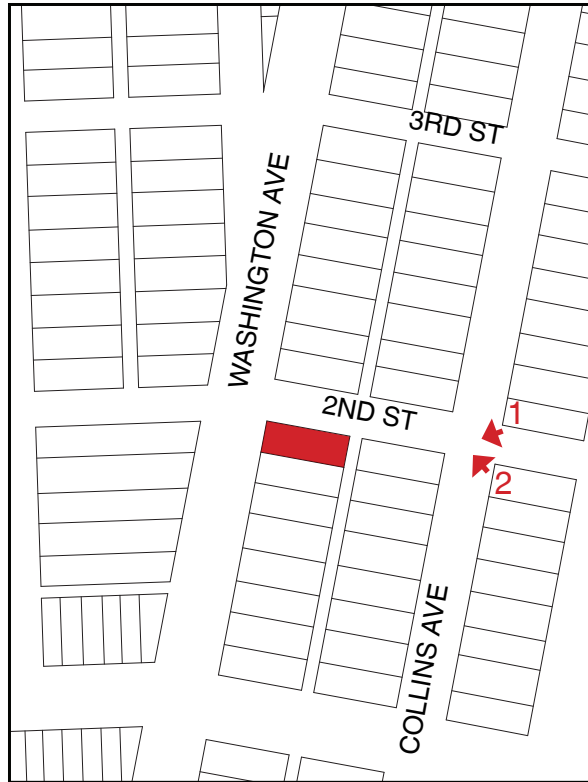


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G-1.17 EXISTING CONTEXT IMAGES



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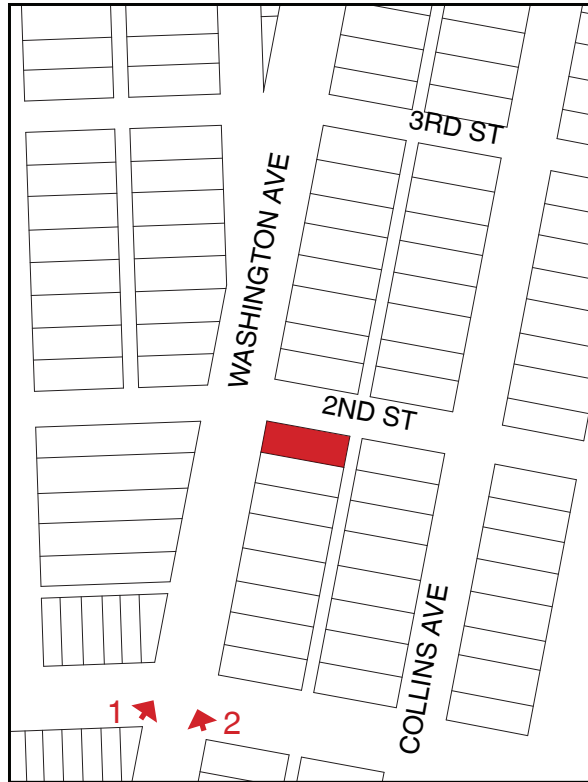


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G-1.18 EXISTING CONTEXT IMAGES



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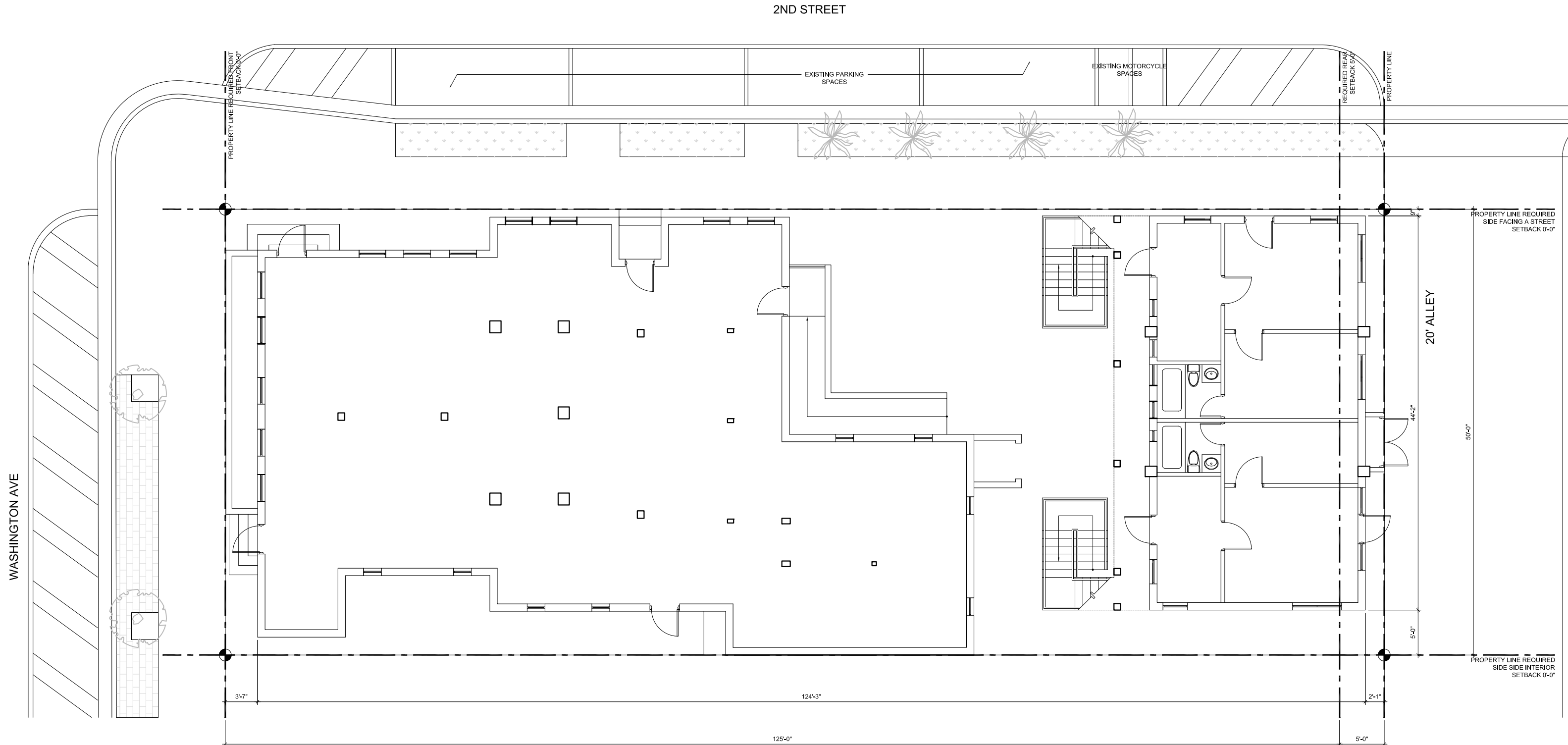


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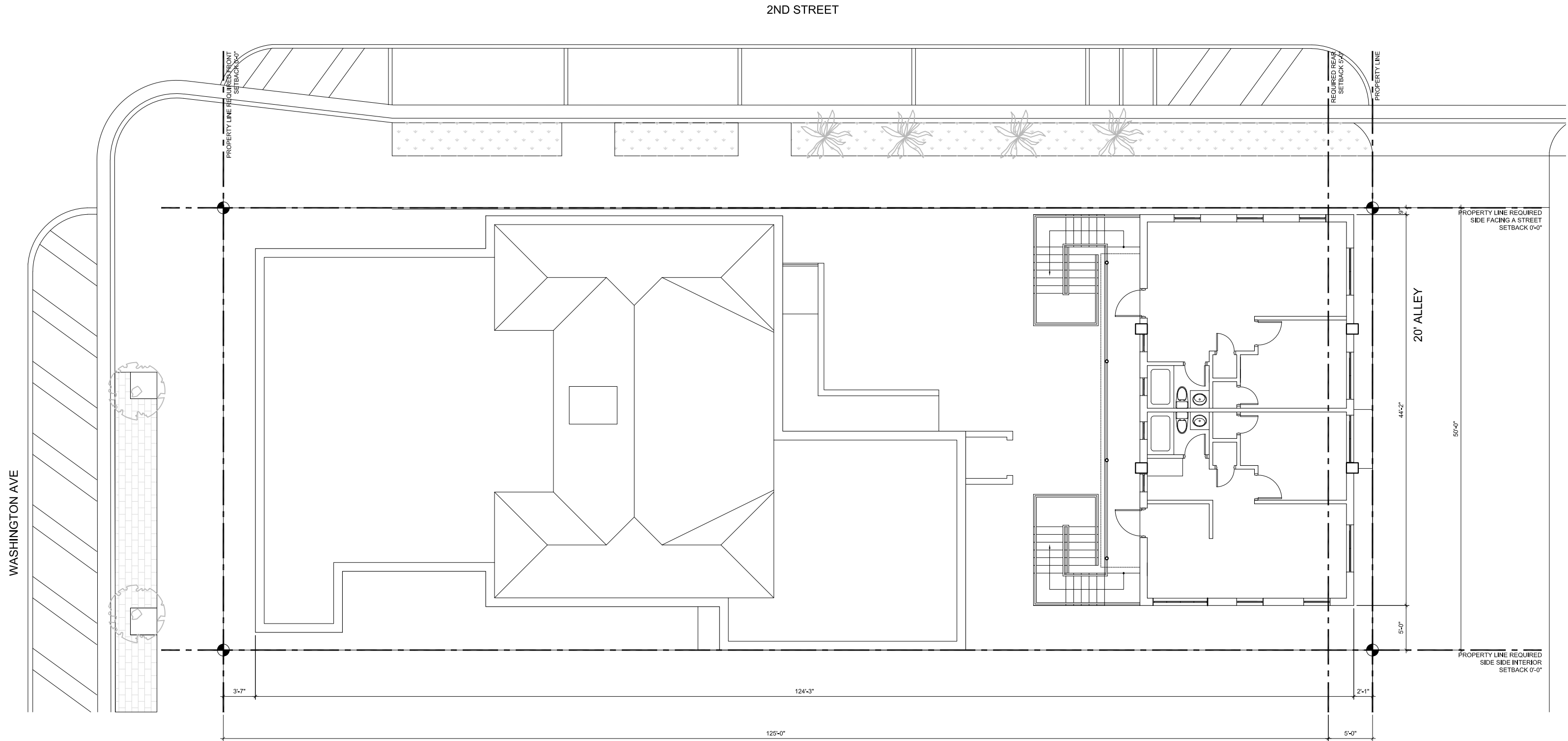
2

AB-1.00 EXISTING GROUND FLOOR PLAN

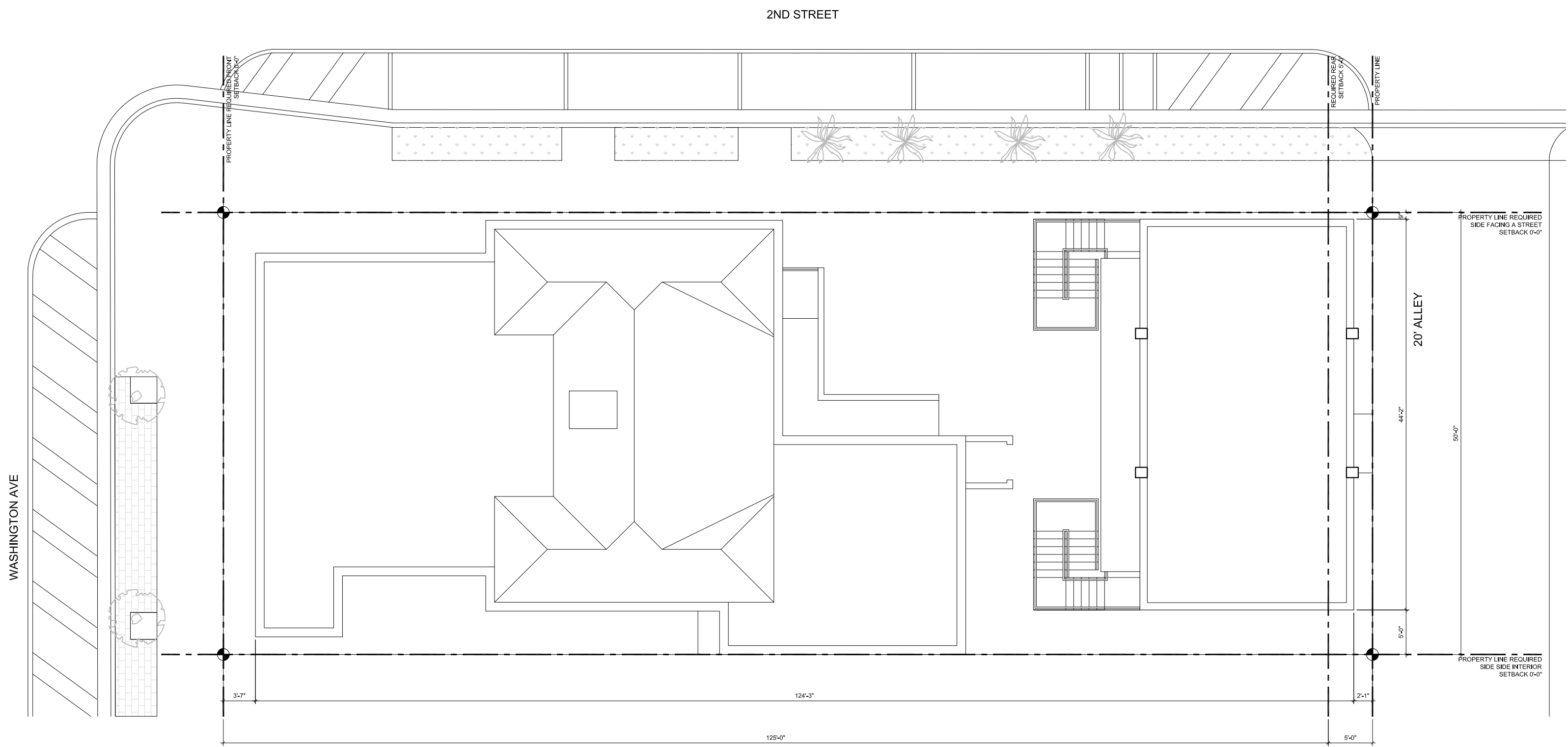


SCALE: 3/32" = 1'-0"

AB-1.01 EXISTING SECOND FLOOR PLAN

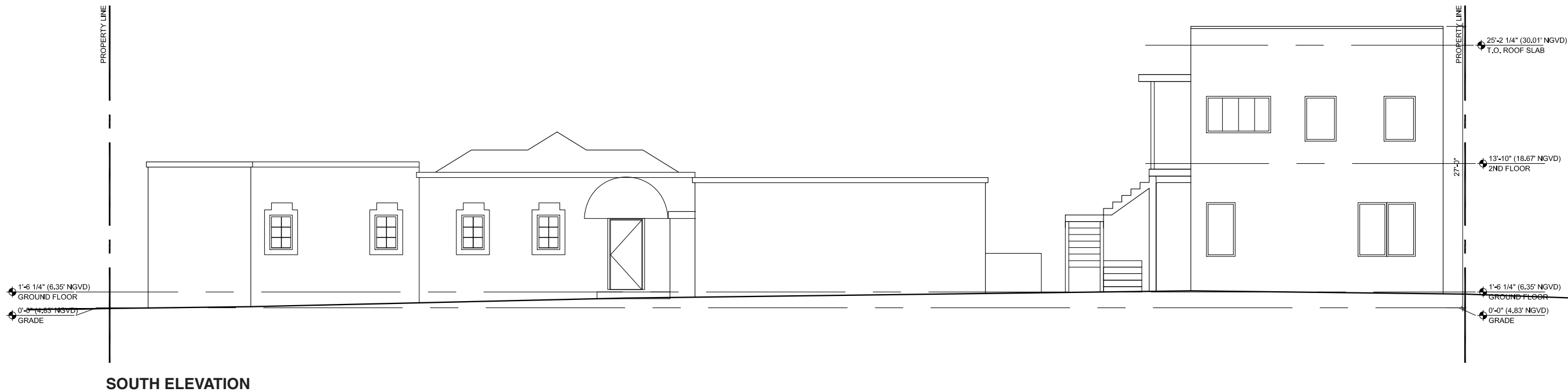


AB-1.02 EXISTING ROOF PLAN

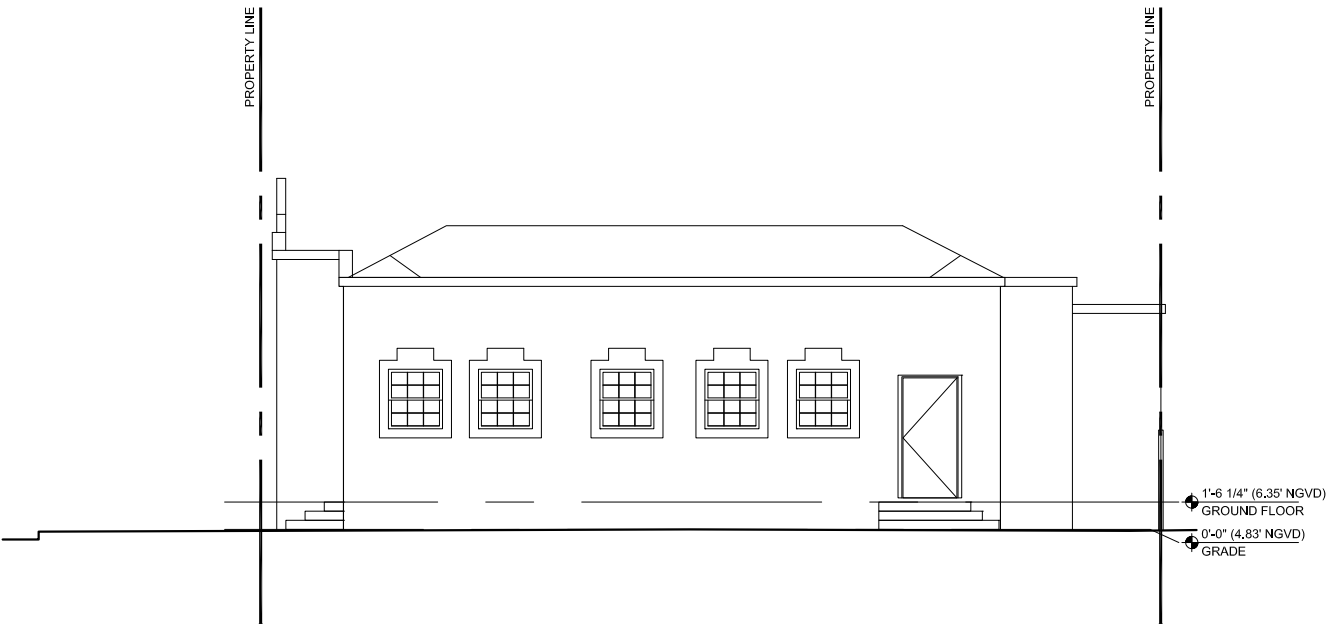


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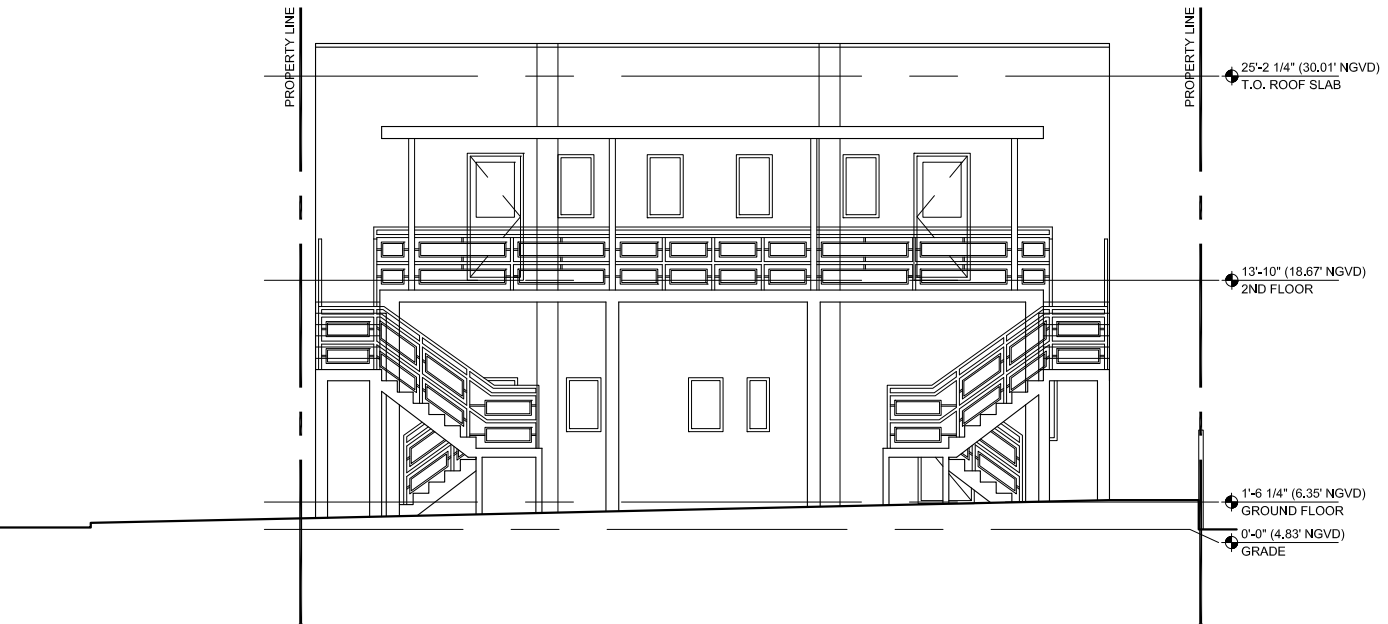
AB-2.00 EXISTING NORTH AND SOUTH ELEVATIONS



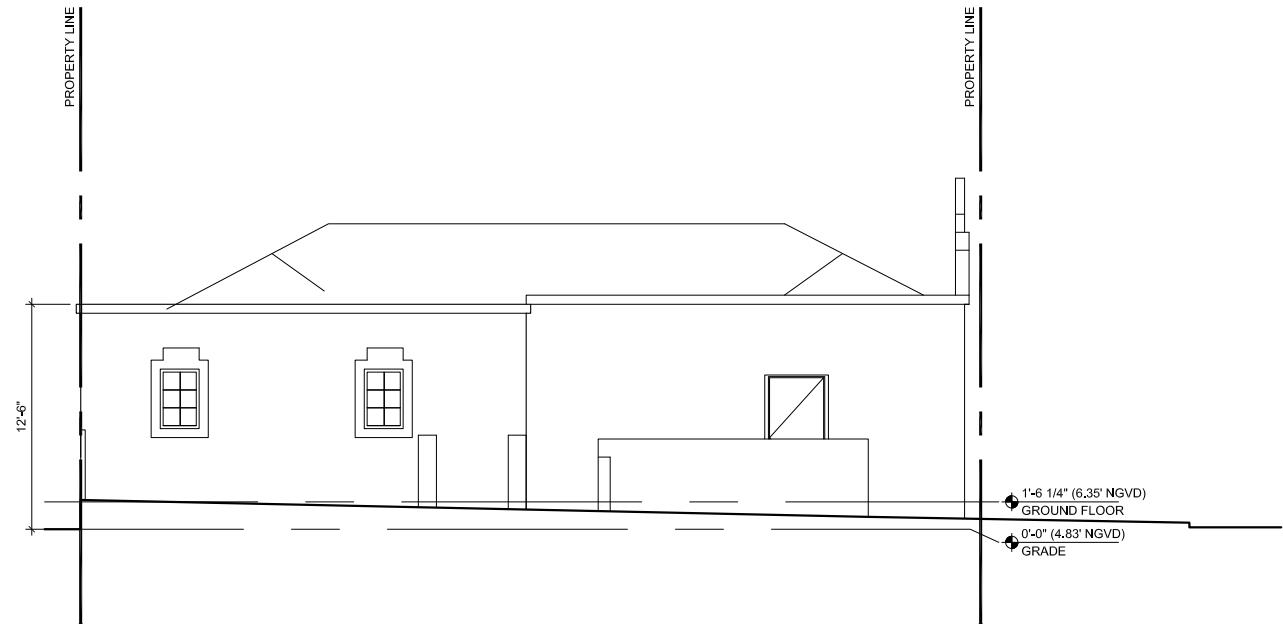
AB-2.01 EXISTING WEST & EAST ELEVATIONS



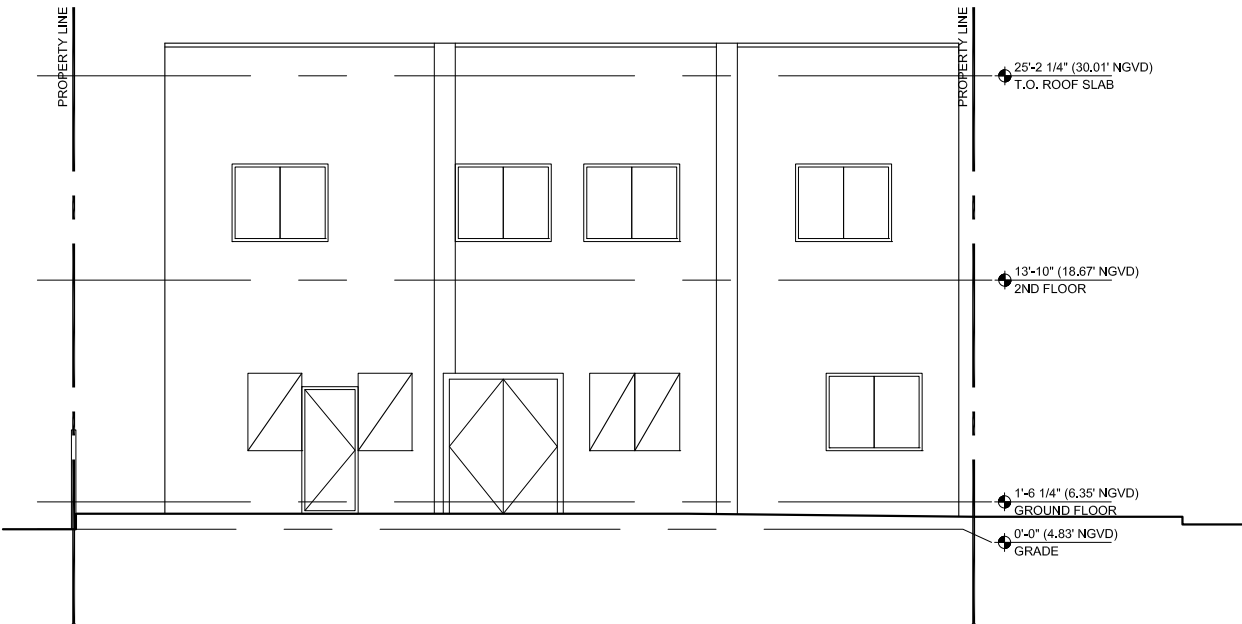
WEST ELEVATIONS



WEST COURTYARD ELEVATIONS

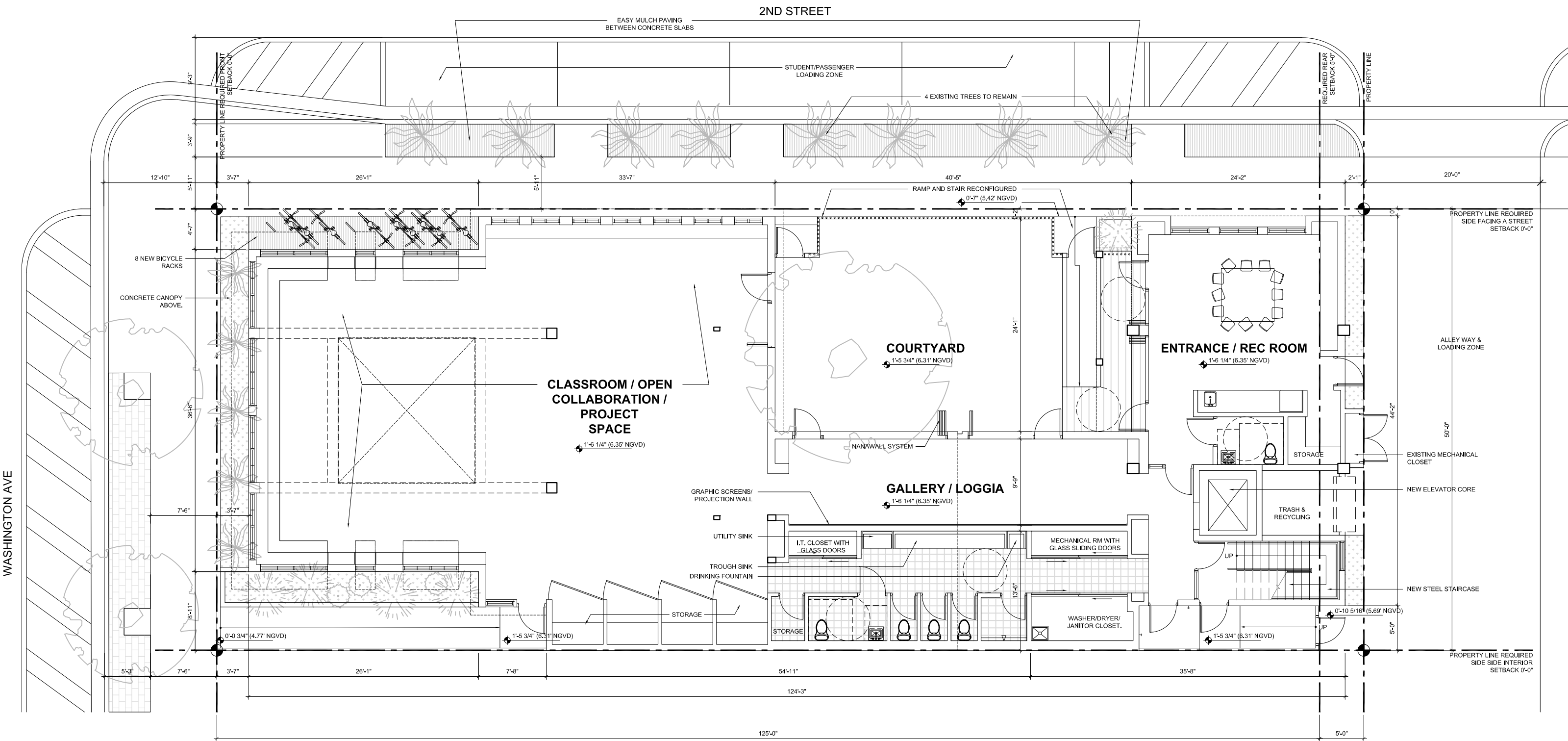


EAST COURTYARD ELEVATIONS



EAST ELEVATIONS

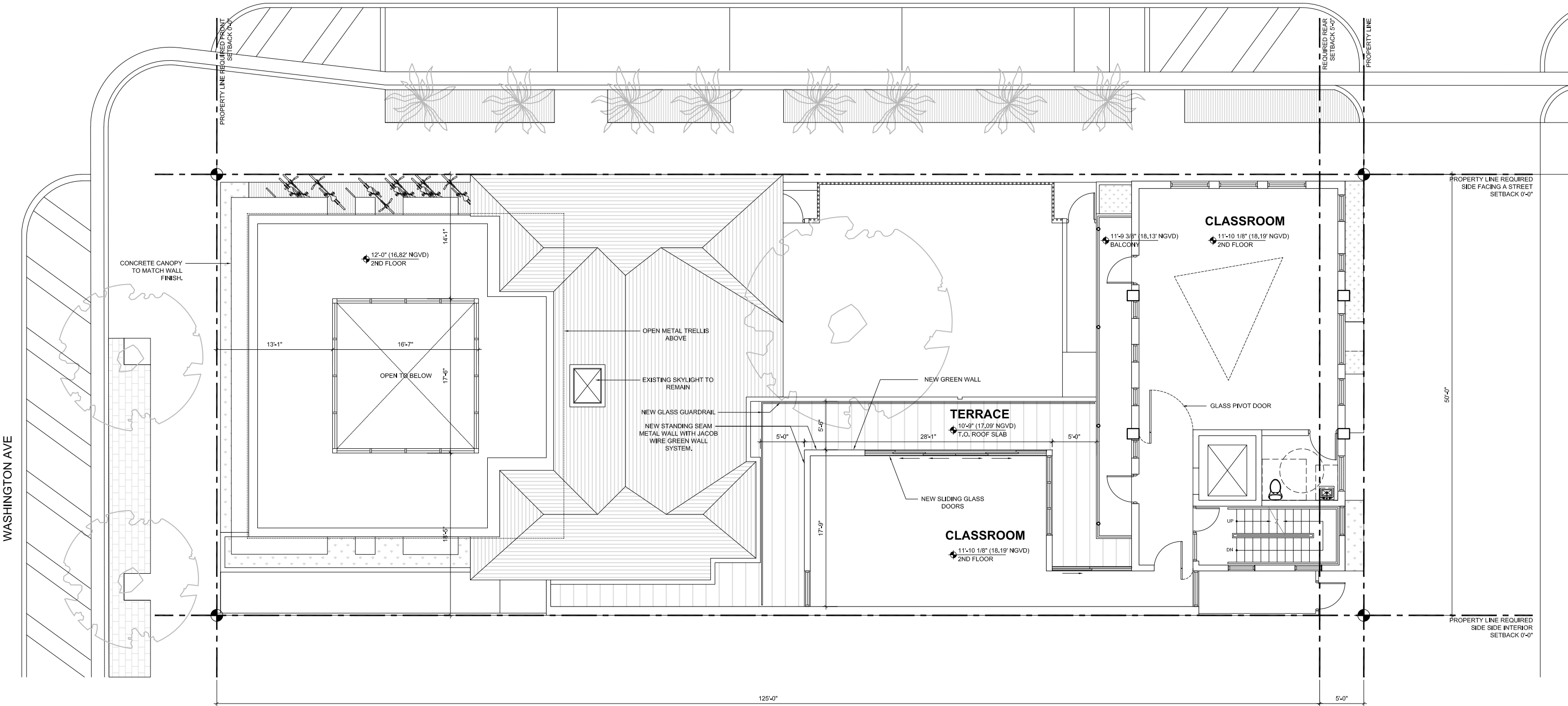
A-1.00 PROPOSED GROUND FLOOR PLAN



SCALE: 3/32" = 1'-0"

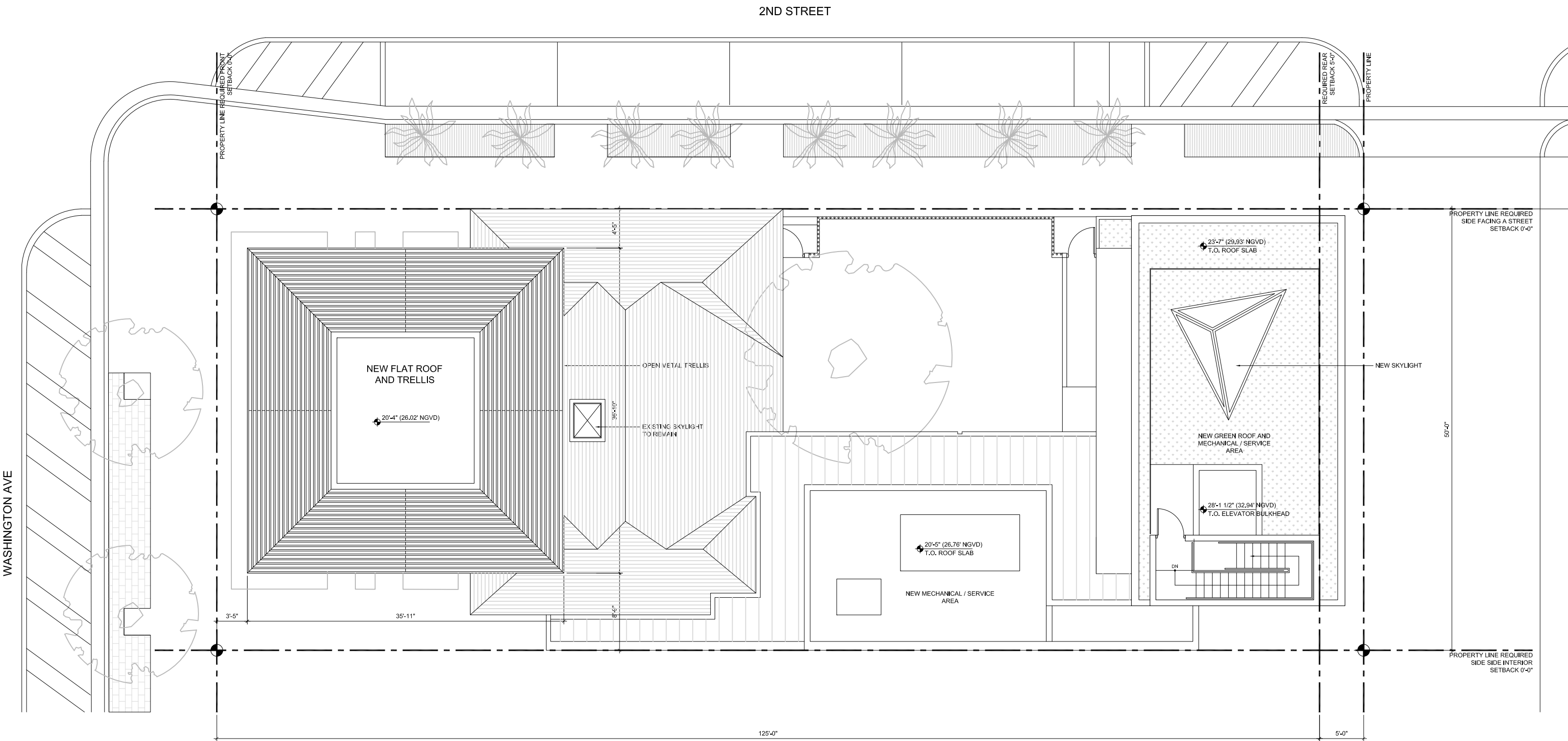
A-1.01 PROPOSED SECOND FLOOR PLAN

2ND STREET



SCALE: 3/32" = 1'-0"

A-1.02 PROPOSED THIRD FLOOR PLAN



WASHINGTON AVE

2ND STREET

NEW FLAT ROOF AND TRELLIS

20'-4" (26.02' NGVD)

OPEN METAL TRELLIS

EXISTING SKYLIGHT TO REMAIN

20'-5" (26.76' NGVD)

NEW MECHANICAL / SERVICE AREA

23'-7" (29.93' NGVD)

T.O. ROOF SLAB

NEW GREEN ROOF AND MECHANICAL / SERVICE AREA

28'-1 1/2" (32.94' NGVD)

T.O. ELEVATOR BULKHEAD

NEW SKYLIGHT

PROPERTY LINE REQUIRED SIDE FACING A STREET SETBACK 0'-0"

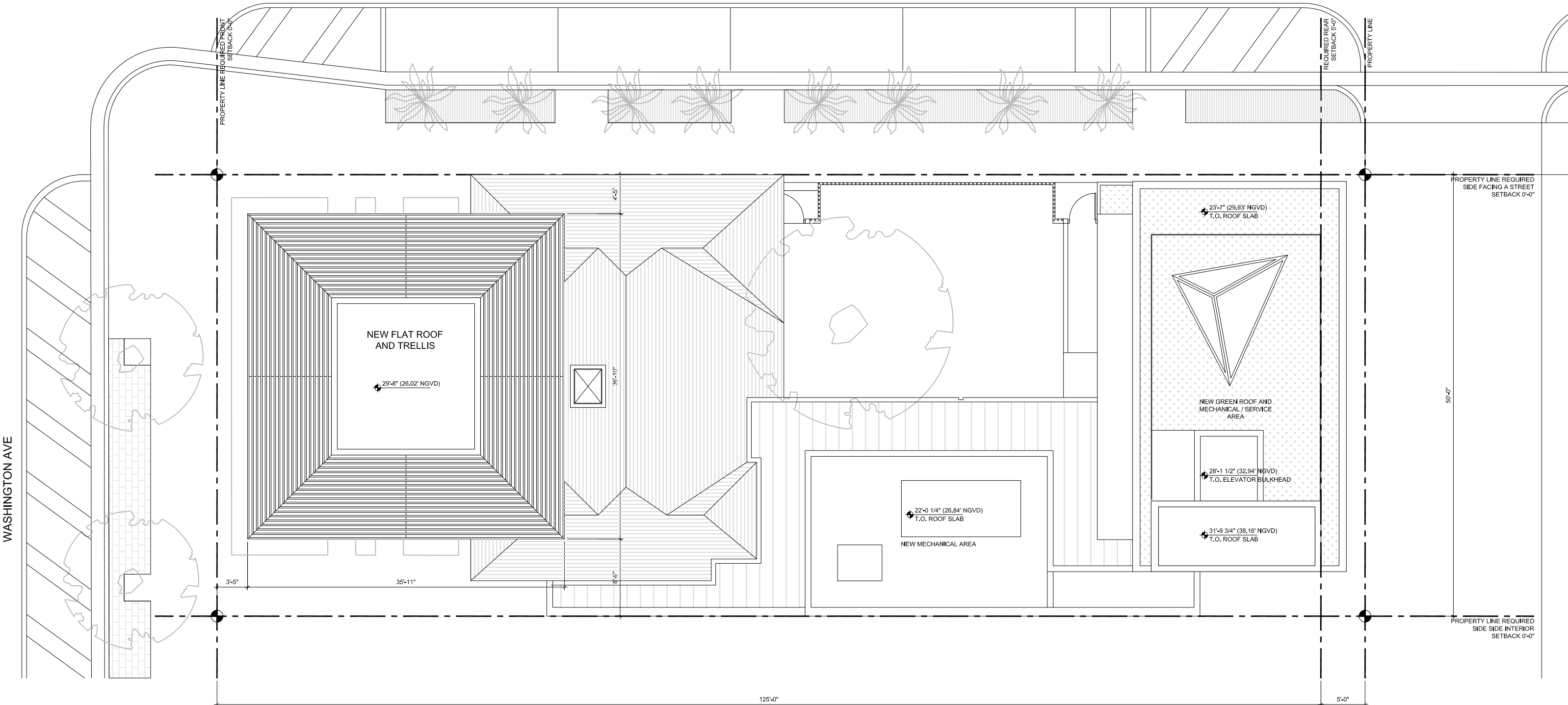
PROPERTY LINE REQUIRED SIDE SIDE INTERIOR SETBACK 0'-0"



SCALE: 3/32" = 1'-0"

A-1.03 PROPOSED ROOF PLAN

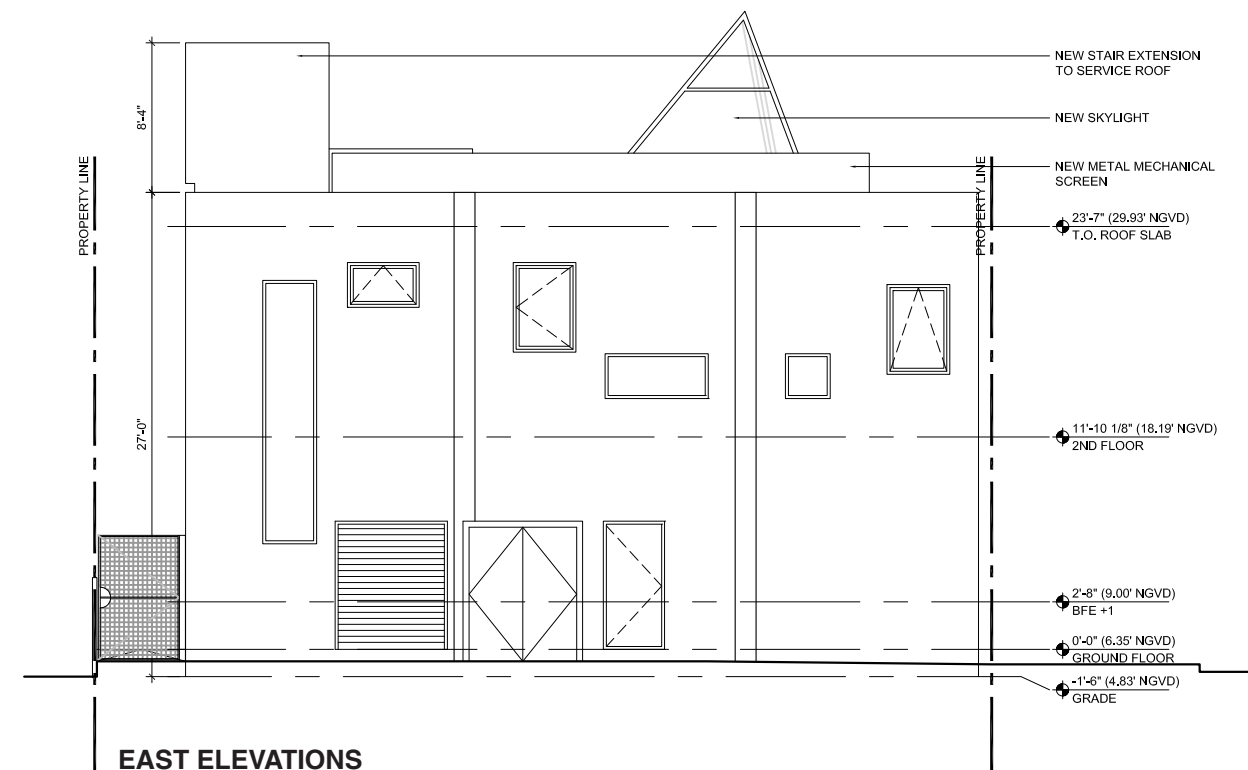
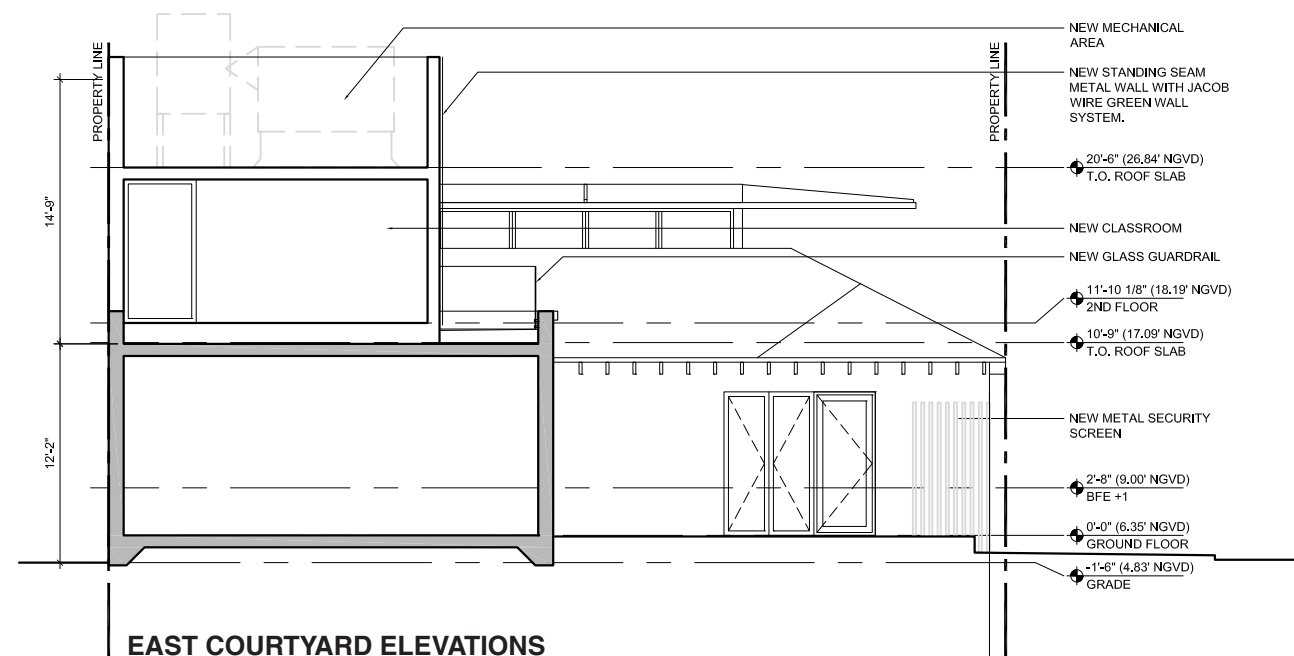
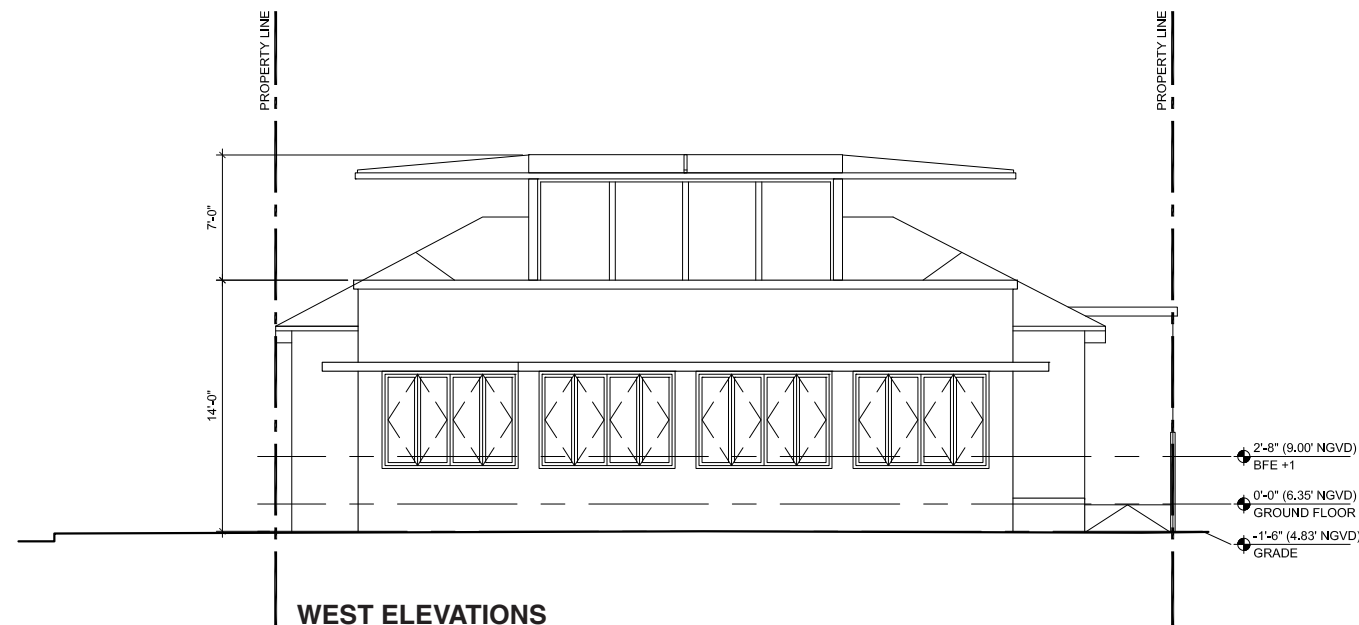
2ND STREET



A-2.00 PROPOSED NORTH AND SOUTH ELEVATION



A-2.01 PROPOSED EAST AND WEST ELEVATION



SCALE: 3/32" = 1'-0"

A-4.00 PERSPECTIVE LOOKING SOUTH EAST

